

103 Stone Ridge Ct.
Greenville, S.C. 29651

TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

FILED

VOL 1058 PAGE 331

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 10 4 06 PM '77

DONNIE S. TANKERSLEY
N.M.C.

KNOW ALL MEN BY THESE PRESENTS, that COTHRAN & DARBY BUILDERS, INC.

in consideration of FIFTEEN THOUSAND TWO HUNDRED & No/100 (\$15,200.00) ----- Dollars,
and assumption of mortgage

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto JAMES L. POWELL & CARMEL H. POWELL, their heirs and assigns:

All that certain piece, parcel or lot of land with the buildings and improvements thereon,
lying and being on the northerly side of Stone Ridge Court, near the city of Greenville,
in Greenville County, South Carolina, being known and designated as Lot No. 214 on plat
entitled "Map No. 2, Section I, Sugar Creek" as recorded in the RMC Office for Greenville
County, S. C., in Plat Book 4R, page 85, and having, according to said plat, the following
metes and bounds, to-wit:

Beginning at an iron pin on the northerly side of Stone Ridge Court, said pin being the
joint front corner of Lots 214 and 215, and running thence with the common line of said
lots N. 08-58-00 W. 140.16 feet to an iron pin, the joint rear corner of Lots 214 and 215;
thence N. 66-33-17 E. 126.75 feet to an iron pin, the joint rear corner of Lots 213 and
214; thence with the common line of said lots S. 05-29-57 E. 159.64 feet to an iron pin
on the northerly side of Stone Ridge Court; thence with the northerly side of Stone Ridge
Court, on a curve the chord of which is S. 60-19-43 W. 35.36 feet to an iron pin on the
northerly side of Stone Ridge Court; thence continuing with the northerly side of Stone
Ridge Court S. 81-02-00 W. 80 feet to an iron pin the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and
rights of ways, including a 5 foot drainage and utility easement rear and side lot lines,
affecting the above described property.

This is the same lot conveyed to grantor by M. G. Proffitt, Inc., Ellis L. Darby, Jr.
and John Cothran Company, Inc., a South Carolina Corporation, by deed dated January 4,
1977 recorded January 7, 1977 in deed vol. 1049 page 295 of the RMC Office for
Greenville County, S. C.

AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE, the grantees herein assume and agree
to pay that certain mortgage held by South Carolina Federal Savings and Loan Association
in the original amount of \$52,750.00 dated 1/4/77 recorded 1/7/77 in mortgage vol. 1386
page 902, on which there is a balance due of \$52,750.00. -195-534.3-1-127

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and
assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators
to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 10 day of JUNE, 1977.

SIGNED, sealed and delivered in the presence of:

COTHRAN & DARBY BUILDERS, INC. (SEAL)

William W. Wilkins, Jr.
Denobia C. Hall

BY: *John C. Cothran, Vice Pres.* (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named
grantor(s) sign, seal and as the grantor's(s) act and deed, deliver the within written deed and that (s)he, with the other witness subscribed
above, witnessed the execution thereof.

SWORN to before me this 10 day of JUNE 1977.

William W. Wilkins, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 1-16-80

Denobia C. Hall

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTOR A CORPORATION
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the
undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and
separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-
tate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of

Notary Public for South Caro
My commission expires

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOCUMENTARY TAX COMMISSION

DOCUMENTARY TAX STAMP 31.00
PB. 11218

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
17.05

JUN 10 1977

RECORDED this 10th day of June 1977 at 4:06 P/ M. No. 34219

0.55

4328 RW-2

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